



**AGENDA**  
**CITY PLANNING COMMISSION**  
1, 887<sup>th</sup> Meeting

**9:00 a.m. June 23, 2005**  
COUNCIL CHAMBER, CITY HALL  
3900 MAIN STREET

COMMISSIONERS: Agnew, Brown, Comer, Densmore, Kurani, Leonard, Maloney, Norton, Sebelia, Singletary, Stephens

**PLEASE NOTE:** The scheduled hearing times are approximate. No item will be heard before its scheduled time but may be heard later in the meeting.

City Planning Commission action on all items may be appealed to the City Council within ten calendar days for zoning cases and fifteen calendar days for maps. Contact the Planning Department for further information.

State law restricts the Planning Commission from taking action on an item unless it has been included on an agenda and posted at least 72 hours in advance of a meeting or unless the matter falls within one of the narrow exceptions. Consequently, any item not listed on this agenda will normally have to be delayed until the item can be made part of a posted agenda. Additionally, significant changes to a project made subsequent to posting of the agenda and not addressed in the Planning Commission staff report will result in continuance of that item in order to allow for adequate review by the Commission.

Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by Section 202 of the Americans with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City's ADA Coordinator at (951) 826-5269 or TDD at (951) 826-2515 at least 48 hours before the meeting, if possible.

**THE FOLLOWING BUSINESS TO BE CONDUCTED**

A. **PLANNING/ZONING MATTERS FROM THE AUDIENCE** - 9:00 a.m.

If there is no one from the audience wishing to speak, the Commission will move to the Consent Calendar. Any discussion during this portion of the agenda will be restricted to no more than 15 minutes. Further discussion of any matter beyond 15 minutes will be continued to follow the public hearing calendar or scheduled for a later agenda.

B. **CONSENT CALENDAR** - 9:00 a.m.

The following items will be acted upon with one motion and without discussion as recommended by the Planning Department unless a member of the Planning Commission or the audience requests that any item be considered individually. Prior to voting the Consent Calendar, the Chairperson will ask the Commission and the audience if any item need be discussed.

1. **PLANNING CASE P05-0424:** Proposal by Jack Lanphere, on behalf of the Riverside Korean Baptist Church for Design Review of the plot plan and building elevations for a previously approved 26,055 square foot, two-story educational/gymnasium building and related parking facilities on a vacant 1.44 acre parcel, which is part of a larger, approximately 4 acre church campus located at 5413 Tyler Street, situated on the easterly side of Tyler Street, northerly of Keller Avenue in the RR - Rural Residential Zone.
2. **PLANNING CASE P05-0485:** Proposal of Madison FCS, Inc, for a one-year retroactive time extension of Design Review Case P03-1008, an approved 35-unit planned residential development consisting of 35 two bedroom single family attached residences together with parking, private and common open space on approximately 1.88 acres of vacant land at 11547 Magnolia Avenue, situated on the Northerly side of Magnolia Avenue, easterly of the on-ramp to the westbound Riverside (91) Freeway, in the R-3- Multi-Family Residential Zone.

C. **DISCUSSION CALENDAR** - 9:00 a.m.

This portion of the City Planning Commission's agenda is for all matters where staff and public participation is anticipated, and for any item removed from the Consent Calendar by the City Planning Commission or the public at the beginning of the Commission meeting. Audience participation is encouraged.

D. **PUBLIC HEARINGS** - 9:00 a.m.

3. **PLANNING CASE P05-0017:** Proposal of Canty Engineering Group Inc., on behalf Iowa Avenue Holdings LLC, for Parcel Map 33238, a proposal to parcelize five existing, individual office buildings on approximately 9.25 acres for financial purposes at 2000 Iowa Avenue, situated on the easterly side of Iowa Avenue, northerly of Spruce Street, in the MP-SP Manufacturing Park and Specific Plan (Hunter Business Park) Combining Zones.
- 4a. **PLANNING CASES P05-0205:** Proposal of Charles Joseph Associates, on behalf of Alan Wilson & Associates, for a General Plan Amendment to amend the land use designation of a vacant .64 acre site from the RHD-High Density Residential land use designation to the CBO-Retail Business and Office land use designation to facilitate the establishment of a 3,900 square foot commercial center with a 2,000-square-foot drive-thru coffee shop, “Starbucks”, at 1280 West Blaine Street, situated on the southeasterly corner of Blaine Street and Iowa Avenue. *(This case is to be heard concurrently with Planning Cases P05-0344, P05-0345, and P05-0346).*
- 4b. **PLANNING CASES P05-0345:** Proposal of Charles Joseph Associates, on behalf of Alan Wilson & Associates, to amend the Municipal Code (Title 19) to rezone a vacant .64 acre site from the R-3 – Multi-Family Residential Zone to the C-2 – Restricted Commercial Zone to facilitate the establishment of a 3,900 square foot commercial center with a 2,000-square-foot drive-thru coffee shop “Starbucks” at 1280 West Blaine Street, situated on the southeasterly corner of Blaine Street and Iowa Avenue. *(This case is to be heard concurrently with Planning Case P05-0205, P05-0344, and P05-0346.)*

- 4c. **PLANNING CASE P05-0344:** Proposal of Charles Joseph Associates, on behalf of Alan Wilson & Associates, for a conditional use permit to establish a 2,000-square-foot drive-thru coffee shop, “Starbucks”, in conjunction with a 3,900-square-foot commercial building on approximately .64 acres at 1280 West Blaine Street, situated on the southeasterly corner of Blaine Street and Iowa Avenue, in the R-3 – Multi-Family Residential Zone. *(This case is to be heard concurrently with Planning Case P05-0205, P05-0345 and P05-0346.*
- 4d. **PLANNING CASES P05-0346:** Proposal of Charles Joseph Associates, on behalf of Alan Wilson & Associates, for Design Review of a plot plan and building elevations for a new 3,900 square foot commercial center with 2,000-square-foot drive-thru coffee shop “Starbucks” at 1280 West Blaine Street, situated on the southeasterly side of Blaine Street and Iowa Avenue. *(This case is to be heard concurrently with Planning Case P05-0344, P05-0345, and P05-0205).*

9:30 a.m.

- 5a. **PLANNING CASE P04-1503:** Proposal by the Canty Engineering Group, on behalf of Champco Inc., for a general plan amendment to revise the land use designation of approximately 1.6 acres from the RMD-Medium Density Residential to the RHD-High Density Residential designation at 3725-3743 Jefferson Street, situated on the northeasterly side of Jefferson Street, southerly of Magnolia Avenue. *(This case to be heard concurrently with P04-1504, P05-0594 and P05-0250). (The applicant requests continuance to July 21, 2005 and staff concurs.)*
- 5b. **PLANNING CASE P04-1504:** Proposal by the Canty Engineering Group, on behalf of Champco Inc., to amend the Municipal Code (Title 19) to rezone approximately 1.6 acres from the R-1-65-Single Family Residential Zone to the R-3-Multi-Family Residential Zone, at 3725-3743 Jefferson Street, situated on the northeasterly side of Jefferson Street, southerly of Magnolia Avenue. *(This case to be heard concurrently with P04-1503, P05-0594 and P05-0250.) (The applicant requests continuance to July 21, 2005 and staff concurs.)*
- 5c. **PLANNING CASE P05-0594:** Proposal by the Canty Engineering Group, on behalf of Champco Inc., for a variance related to building height and setbacks on approximately 1.6 acres developed with single family residence and accessory buildings at 3725-43 Jefferson Street, situated on the northeasterly side of Jefferson Street, southerly of Magnolia Avenue, in the R-1-65 Single Family Residential Zone. **Variations requested:** 1) to allow portions of the proposed apartment buildings to have a three-story, 32 foot height, where the R-3 Zone allows a maximum 2-story, 30-foot height; and 2) to allow an accessory garage building to encroach approximately 5 feet into the required 5-foot rear yard setback. *(This case to be heard concurrently with P04-1503, P04-1504 and P05-0594.) (The applicant requests continuance to July 21, 2005 and staff concurs.)*
- 5d. **PLANNING CASE P05-0250:** Proposal by Canty Engineering Group, on behalf of Champco Inc., for Design Review of the plot plan and building elevations of a proposed 32-unit, two and three-story apartment project with related parking and recreational facilities, on a 1.6 acre site at 3725-3743 Jefferson Street, situated on the

northeasterly side of Jefferson Street, southerly of Magnolia Avenue, in the R-1-65-Single Family Residential (tentative R-3-Multi-Family Residential) Zone. *(This case to be heard concurrently with P04-1503, P04-1504 and P05-0594.) The applicant requests continuance to July 21, 2005 and staff concurs.)*

6. **PLANNING CASES P05-0087 and P05-0088 (Continued from May 19, 2005):** Proposal by Jim Pfeil on behalf of Central Coast Oil for a conditional use permit and design review to expand an existing service station site by adding a 1,000 square-foot car wash building and to allow the off-site sale of alcohol for an approximately .54 acre site developed with an existing service station at 3498 Central Avenue, situated on the southeast corner of Central and Riverside Avenues in the C-2 – Restricted Commercial Zone.
7. **PLANNING CASE P04-1198:** Proposal by Phillip Teyssier to amend the Municipal Code (Title 19) to rezone approximately 1.43 vacant acres at 3218 Jefferson Street, situated on the southwesterly side of Jefferson Street, northwesterly of the A.T. & S.F. Railroad, from the R-1-65-SP-Single Family Residential and Specific Plan Combining Zones to the C-3-SP – General Commercial and Specific Plan Combining Zones.

10:00 a.m.

8. **PLANNING CASE P05-0360:** Proposal by Canty Engineering, on behalf of Donald M. Wilson, for Tract Map 33375, a proposal to subdivide approximately 1.58 vacant acres into 4 single family residential lots, situated at the southerly terminus of Copperfield Avenue, westerly of Hawarden Drive in the R-1-125 – Single Family Residential Zone. *(The applicant requests continuance to July 7, 2005 and staff concurs.)*
9. **PLANNING CASE P03-1178:** Proposal by the City of Riverside to amend the Municipal Code (Title 19) to rezone five parcels totaling approximately 1.1 acres developed with single and multi-family residences at 9831 Cypress Avenue, 6053 Crest Avenue and 6056 Chapel Street, situated on the block bounded by Beau, Crest and Cypress Avenues, and Chapel Street, from the R-3 - Multiple Family Residential Zone to the R-1-65 - Single Family Residential Zone. *(The Planning Department recommends continuance to July 7, 2005.)*
10. **PLANNING CASE P05-0522 (Continued from June 9, 2005):** Proposal by the City of Riverside to amend the Municipal Code (Title 19) to rezone four parcels totaling approximately 21.5 acres, from the R-1-65 – Single Family Residential Zone to the MP – Manufacturing Park Zone, located at 5750 & 5956 Central Avenue and 6639 & 6659 Hillside Avenue.
- 11a. **PLANNING CASE P05-0562:** Proposal by Kroh Broeske Architects, on behalf of Alan Mruvka, to amend the Market Place Specific Plan to permit vocational colleges/schools subject to a conditional use permit in the Central Marketplace Sub Area. *(This case is being heard concurrently with Planning Case P05-0563.)*

- 11b. **PLANNING CASE P05-0563:** Proposal by Kroh Broeske Architects, on behalf of Alan Mruvka, for a Conditional Use Permit to permit a 49,486 square foot two-story vocational college on approximately 1.14 acres within a former movie theater building located at 4040 Vine Street, situated at the southwesterly corner of Tenth and Vine Streets in the C-2-SP-Restricted Commercial and Specific Plan (Market Place) Combining Zones. *(This case is being heard concurrently with Planning Case P05-0562.)*
12. **PLANNING CASE P05-0519:** Proposal by the City of Riverside to amend the University Avenue Specific Plan (UASP) to prohibit automobile related uses, tobacco/smoke shops and tattoo parlors, and to establish a definition and standards for check cashing businesses within the UASP. The UASP area is generally situated along both sides of University Avenue between Park Avenue and the 60/215 Freeway.

E. **MISCELLANEOUS PLANNING AND ZONING ITEMS**

13. Report from the City Planning Commission representative to the City Land Use Committee.
14. Recent City Council actions of interest to the City Planning Commission.
15. Briefing on upcoming agenda items.

F. **DISCUSSION OF FUTURE AGENDA ITEMS**

- G. **MINUTES** The minutes of March 3, 2005 to be presented for approval.

H. **PUBLIC HEARING - 6:00 p.m.**

16. **PLANNING CASE P04-0178:** Planning Commission review of the General Plan 2025 Program and related Final Program Environmental Impact Report (SCH NO. 2004021108). The General Plan 2025 Program consists of the following components: 1) the City of Riverside General Plan 2025; 2) the comprehensive revision of the City of Riverside Zoning Code (Title 19 of the Municipal Code) and the rezoning of properties to reflect new zone names; 3) the comprehensive revision of the City of Riverside Subdivision Code (Title 18 of the Municipal Code); 4) the Citywide Design Guidelines; and 5) the Implementation Plan.

I. **ADJOURNMENT**

Adjournment to the June 30, 2005 meeting at 9:00 a.m. in the Art Pick Council Chambers.